

110.0

0001

0007.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRaised:

767,400 /

767,400

USE VALUE:

767,400 /

767,400

ASSESSed:

767,400 /

767,400

10/26/18

!8576!

110.0

0001

0007.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRaised:

767,400 /

767,400

USE VALUE:

767,400 /

767,400

ASSESSed:

767,400 /

767,400

10/26/18

!8576!

PROPERTY LOCATION

| | | |
|----|--------|-----------------------|
| No | Alt No | Direction/Street/City |
| 59 | | ORIENT AVE, ARLINGTON |

OWNERSHIP

| | | | | | |
|-----------|-------------------------------|-------|--|----------|---|
| Owner 1: | KENNEY MARGARET T/LIFE ESTATE | | | | |
| Owner 2: | | | | | |
| Owner 3: | | | | | |
| Street 1: | 59 ORIENT AVE | | | | |
| Street 2: | | | | | |
| Twn/City: | ARLINGTON | | | | |
| St/Prov: | MA | Cntry | | Own Occ: | Y |
| Postal: | 02474 | Type: | | | |

PREVIOUS OWNER

| | | | |
|-----------|---------------------|-------|--|
| Owner 1: | KENNEY MARGARET T - | | |
| Owner 2: | - | | |
| Street 1: | 59 ORIENT AVE | | |
| Twn/City: | ARLINGTON | | |
| St/Prov: | MA | Cntry | |
| Postal: | 02474 | | |

NARRATIVE DESCRIPTION

This parcel contains .312 Sq. Ft. of land mainly classified as One Family with a Garrison Building built about 1965, having primarily Wood Shingle Exterior and 1647 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 6 Rooms, and 3 Bd rms.

OTHER ASSESSMENTS

| | | | |
|------|------------|--------|----------|
| Code | Descrip/No | Amount | Com. Int |
| | | | |
| | | | |
| | | | |
| | | | |

PROPERTY FACTORS

| | | | | | | |
|------------|------|-------------|-----|---------|------|-------------|
| Item | Code | Description | % | Item | Code | Description |
| Z | R2 | TWO FAMIL | 100 | water | | |
| o | | | | Sewer | | |
| n | | | | Electri | | |
| Census: | | | | Exmpt | | |
| Flood Haz: | | | | | | |
| D | | | | Topo | 8 | Ledge |
| s | | | | Street | | |
| t | | | | Gas: | | |

LAND SECTION (First 7 lines only)

| | | | | | | | | | | | | | | | | | | | | | | | | | | | |
|----------|-------------|----------|-------------|--------------------|-----------|-----------|-----------|------------|------------|------|-------|------------|-----------|--------|-----|--------|---|--------|---|-----------------|-----------|---|-----------|--------|------|-----------|-------|
| Use Code | Description | LUC Fact | No of Units | Depth / PriceUnits | Unit Type | Land Type | LT Factor | Base Value | Unit Price | Adj | Neigh | Neigh Infl | Neigh Mod | Infl 1 | % | Infl 2 | % | Infl 3 | % | Appraised Value | Alt Class | % | Spec Land | J Code | Fact | Use Value | Notes |
| 101 | One Family | | 13600 | | Sq. Ft. | Site | | 0 | 70. | 0.55 | 6 | | | Topo | -10 | | | | | 521,637 | | | | | | 521,600 | |

IN PROCESS APPRAISAL SUMMARY

| | | | | | |
|--------------|-----------------|--------------------------------|------------|------------|-------------|
| Use Code | Land Size | Building Value | Yard Items | Land Value | Total Value |
| 101 | 13600.000 | 245,800 | | 521,600 | 767,400 |
| | | | | | |
| | | | | | |
| | | | | | |
| Total Card | 0.312 | 245,800 | | 521,600 | 767,400 |
| Total Parcel | 0.312 | 245,800 | | 521,600 | 767,400 |
| Source: | Market Adj Cost | Total Value per SQ unit /Card: | 465.94 | /Parcel: | 465.94 |

PREVIOUS ASSESSMENT

| | | | | | | | | | | |
|--------|-----|-----|------------|-----------|-----------|------------|-------------|---------------|---------------|------------|
| Tax Yr | Use | Cat | Bldg Value | Yrd Items | Land Size | Land Value | Total Value | Asses'd Value | Notes | Date |
| 2022 | 101 | FV | 245,800 | 0 | 13,600. | 521,600 | 767,400 | | Year end | 12/23/2021 |
| 2021 | 101 | FV | 250,900 | 0 | 13,600. | 579,600 | 830,500 | | Year End Roll | 12/10/2020 |
| 2020 | 101 | FV | 250,900 | 0 | 13,600. | 579,600 | 830,500 | 830,500 | Year End Roll | 12/18/2019 |
| 2019 | 101 | FV | 202,400 | 0 | 13,600. | 571,300 | 773,700 | 773,700 | Year End Roll | 1/3/2019 |
| 2018 | 101 | FV | 202,400 | 0 | 13,600. | 438,800 | 641,200 | 641,200 | Year End Roll | 12/20/2017 |
| 2017 | 101 | FV | 202,400 | 0 | 13,600. | 414,000 | 616,400 | 616,400 | Year End Roll | 1/3/2017 |
| 2016 | 101 | FV | 202,400 | 0 | 13,600. | 380,900 | 583,300 | 583,300 | Year End | 1/4/2016 |
| 2015 | 101 | FV | 199,200 | 0 | 13,600. | 356,000 | 555,200 | 555,200 | Year End Roll | 12/11/2014 |

SALES INFORMATION

| | | | | | | | | | |
|-----------------|-----------|------|-----------|-------------|------------|----|-----|-------|-------|
| Grantor | Legal Ref | Type | Date | Sale Code | Sale Price | V | Tst | Verif | Notes |
| KENNEY MARGARET | 1404-4 | | 8/10/2011 | Convenience | | 9 | No | No | |
| KENNEY ARTHUR D | 1356-126 | | 7/15/2008 | Family | | 10 | No | No | |
| | 727-200 | | 1/1/1901 | Family | | | No | No | N |
| | | | | | | | | | |
| | | | | | | | | | |
| | | | | | | | | | |
| | | | | | | | | | |
| | | | | | | | | | |
| | | | | | | | | | |

BUILDING PERMITS

| | | | | | | | | |
|-----------|--------|----------|--------|-----|------------|----------|------------|--------------------|
| Date | Number | Descrip | Amount | C/O | Last Visit | Fed Code | F. Descrip | Comment |
| 8/24/2015 | 1164 | New Wind | 7,600 | | 8/24/2015 | | | Remove and replace |
| | | | | | | | | |
| | | | | | | | | |
| | | | | | | | | |
| | | | | | | | | |
| | | | | | | | | |
| | | | | | | | | |
| | | | | | | | | |
| | | | | | | | | |

ACTIVITY INFORMATION

| | | | |
|------------|--------------|-----|---------|
| Date | Result | By | Name |
| 10/26/2018 | MEAS&NOTICE | HS | Hanne S |
| 11/19/2015 | Permit Insp | PC | PHIL C |
| 4/10/2009 | Meas/Inspect | 163 | PATRIOT |
| 3/23/2009 | Measured | 197 | PATRIOT |
| 3/23/2000 | Inspected | 276 | PATRIOT |
| 2/3/2000 | Measured | 264 | PATRIOT |
| 12/1/1981 | | KM | |
| | | | |
| | | | |
| | | | |

Sign:

VERIFICATION OF VISIT NOT DATA

___/___/___

110.0

0001

0007.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRaised:

767,400 /

767,400

USE VALUE:

767,400 /

767,400

ASSESSed:

767,400 /

767,400

10/26/18

!8576!

PROPERTY LOCATION

| | | |
|----|--------|-----------------------|
| No | Alt No | Direction/Street/City |
| 59 | | ORIENT AVE, ARLINGTON |

OWNERSHIP

| | | | | | |
|-----------|-------------------------------|-------|--|----------|---|
| Owner 1: | KENNEY MARGARET T/LIFE ESTATE | | | | |
| Owner 2: | | | | | |
| Owner 3: | | | | | |
| Street 1: | 59 ORIENT AVE | | | | |
| Street 2: | | | | | |
| Twn/City: | ARLINGTON | | | | |
| St/Prov: | MA | Cntry | | Own Occ: | Y |
| Postal: | 02474 | Type: | | | |

PREVIOUS OWNER

| | | | |
|-----------|---------------------|-------|--|
| Owner 1: | KENNEY MARGARET T - | | |
| Owner 2: | - | | |
| Street 1: | 59 ORIENT AVE | | |
| Twn/City: | ARLINGTON | | |
| St/Prov: | MA | Cntry | |
| Postal: | 02474 | | |

NARRATIVE DESCRIPTION

This parcel contains .312 Sq. Ft. of land mainly classified as One Family with a Garrison Building built about 1965, having primarily Wood Shingle Exterior and 1647 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 6 Rooms, and 3 Bd rms.

OTHER ASSESSMENTS

| | | | |
|------|------------|--------|----------|
| Code | Descrip/No | Amount | Com. Int |
| | | | |
| | | | |
| | | | |
| | | | |

PROPERTY FACTORS

| | | | | | | |
|------------|------|-------------|-----|---------|------|-------------|
| Item | Code | Description | % | Item | Code | Description |
| Z | R2 | TWO FAMIL | 100 | water | | |
| o | | | | Sewer | | |
| n | | | | Electri | | |
| Census: | | | | Exmpt | | |
| Flood Haz: | | | | | | |
| D | | | | Topo | 8 | Ledge |
| s | | | | Street | | |
| t | | | | Gas: | | |

LAND SECTION (First 7 lines only)

| | | | | | | | | | | | | | | | | | | | | | | | | | | | |
|----------|-------------|----------|-------------|--------------------|-----------|-----------|-----------|------------|------------|------|-------|------------|-----------|--------|-----|--------|---|--------|---|-----------------|-----------|---|-----------|--------|------|-----------|-------|
| Use Code | Description | LUC Fact | No of Units | Depth / PriceUnits | Unit Type | Land Type | LT Factor | Base Value | Unit Price | Adj | Neigh | Neigh Infl | Neigh Mod | Infl 1 | % | Infl 2 | % | Infl 3 | % | Appraised Value | Alt Class | % | Spec Land | J Code | Fact | Use Value | Notes |
| 101 | One Family | | 13600 | | Sq. Ft. | Site | | 0 | 70. | 0.55 | 6 | | | Topo | -10 | | | | | 521,637 | | | | | | 521,600 | |

IN PROCESS APPRAISAL SUMMARY

| | | | | | |
|--------------|-----------------|--------------------------------|------------|------------|-------------|
| Use Code | Land Size | Building Value | Yard Items | Land Value | Total Value |
| 101 | 13600.000 | 245,800 | | 521,600 | 767,400 |
| | | | | | |
| | | | | | |
| | | | | | |
| Total Card | 0.312 | 245,800 | | 521,600 | 767,400 |
| Total Parcel | 0.312 | 245,800 | | 521,600 | 767,400 |
| Source: | Market Adj Cost | Total Value per SQ unit /Card: | 465.94 | /Parcel: | 465.94 |

PREVIOUS ASSESSMENT

| | | | | | | | | | | |
|--------|-----|-----|------------|-----------|-----------|------------|-------------|---------------|---------------|------------|
| Tax Yr | Use | Cat | Bldg Value | Yrd Items | Land Size | Land Value | Total Value | Asses'd Value | Notes | Date |
| 2022 | 101 | FV | 245,800 | 0 | 13,600. | 521,600 | 767,400 | | Year end | 12/23/2021 |
| 2021 | 101 | FV | 250,900 | 0 | 13,600. | 579,600 | 830,500 | | Year End Roll | 12/10/2020 |
| 2020 | 101 | FV | 250,900 | 0 | 13,600. | 579,600 | 830,500 | 830,500 | Year End Roll | 12/18/2019 |
| 2019 | 101 | FV | 202,400 | 0 | 13,600. | 571,300 | 773,700 | 773,700 | Year End Roll | 1/3/2019 |
| 2018 | 101 | FV | 202,400 | 0 | 13,600. | 438,800 | 641,200 | 641,200 | Year End Roll | 12/20/2017 |
| 2017 | 101 | FV | 202,400 | 0 | 13,600. | 414,000 | 616,400 | 616,400 | Year End Roll | 1/3/2017 |
| 2016 | 101 | FV | 202,400 | 0 | 13,600. | 380,900 | 583,300 | 583,300 | Year End | 1/4/2016 |
| 2015 | 101 | FV | 199,200 | 0 | 13,600. | 356,000 | 555,200 | 555,200 | Year End Roll | 12/11/2014 |

SALES INFORMATION

| | | | | | | | | | |
|-----------------|-----------|------|-----------|-------------|------------|----|-----|-------|-------|
| Grantor | Legal Ref | Type | Date | Sale Code | Sale Price | V | Tst | Verif | Notes |
| KENNEY MARGARET | 1404-4 | | 8/10/2011 | Convenience | | 9 | No | No | |
| KENNEY ARTHUR D | 1356-126 | | 7/15/2008 | Family | | 10 | No | No | |
| | 727-200 | | 1/1/1901 | Family | | | No | No | N |
| | | | | | | | | | |
| | | | | | | | | | |
| | | | | | | | | | |
| | | | | | | | | | |
| | | | | | | | | | |
| | | | | | | | | | |

BUILDING PERMITS

| | | | | | | | | |
|-----------|--------|----------|--------|-----|------------|----------|------------|--------------------|
| Date | Number | Descrip | Amount | C/O | Last Visit | Fed Code | F. Descrip | Comment |
| 8/24/2015 | 1164 | New Wind | 7,600 | | 8/24/2015 | | | Remove and replace |
| | | | | | | | | |
| | | | | | | | | |
| | | | | | | | | |
| | | | | | | | | |
| | | | | | | | | |
| | | | | | | | | |
| | | | | | | | | |
| | | | | | | | | |

ACTIVITY INFORMATION

| | | | |
|------------|--------------|-----|---------|
| Date | Result | By | Name |
| 10/26/2018 | MEAS&NOTICE | HS | Hanne S |
| 11/19/2015 | Permit Insp | PC | PHIL C |
| 4/10/2009 | Meas/Inspect | 163 | PATRIOT |
| 3/23/2009 | Measured | 197 | PATRIOT |
| 3/23/2000 | Inspected | 276 | PATRIOT |
| 2/3/2000 | Measured | 264 | PATRIOT |
| 12/1/1981 | | KM | |
| | | | |
| | | | |
| | | | |

Sign:

VERIFICATION OF VISIT NOT DATA

___/___/___

110.0

0001

0007.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRaised:

767,400 /

767,400

USE VALUE:

767,400 /

767,400

ASSESSed:

767,400 /

767,400

10/26/18

!8576!

PROPERTY LOCATION

| | | |
|----|--------|-----------------------|
| No | Alt No | Direction/Street/City |
| 59 | | ORIENT AVE, ARLINGTON |

OWNERSHIP

| | | | | | |
|-----------|-------------------------------|-------|--|----------|---|
| Owner 1: | KENNEY MARGARET T/LIFE ESTATE | | | | |
| Owner 2: | | | | | |
| Owner 3: | | | | | |
| Street 1: | 59 ORIENT AVE | | | | |
| Street 2: | | | | | |
| Twn/City: | ARLINGTON | | | | |
| St/Prov: | MA | Cntry | | Own Occ: | Y |
| Postal: | 02474 | Type: | | | |

PREVIOUS OWNER

| | | | |
|-----------|---------------------|-------|--|
| Owner 1: | KENNEY MARGARET T - | | |
| Owner 2: | - | | |
| Street 1: | 59 ORIENT AVE | | |
| Twn/City: | ARLINGTON | | |
| St/Prov: | MA | Cntry | |
| Postal: | 02474 | | |

NARRATIVE DESCRIPTION

This parcel contains .312 Sq. Ft. of land mainly classified as One Family with a Garrison Building built about 1965, having primarily Wood Shingle Exterior and 1647 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 6 Rooms, and 3 Bd rms.

OTHER ASSESSMENTS

| | | | |
|------|------------|--------|----------|
| Code | Descrip/No | Amount | Com. Int |
| | | | |
| | | | |
| | | | |
| | | | |

PROPERTY FACTORS

| | | | | | | |
|------------|------|-------------|-----|---------|------|-------------|
| Item | Code | Description | % | Item | Code | Description |
| Z | R2 | TWO FAMIL | 100 | water | | |
| o | | | | Sewer | | |
| n | | | | Electri | | |
| Census: | | | | Exmpt | | |
| Flood Haz: | | | | | | |
| D | | | | Topo | 8 | Ledge |
| s | | | | Street | | |
| t | | | | Gas: | | |

LAND SECTION (First 7 lines only)

| | | | | | | | | | | | | | | | | | | | | | | | | | | | |
|----------|-------------|----------|-------------|--------------------|-----------|-----------|-----------|------------|------------|------|-------|------------|-----------|--------|-----|--------|---|--------|---|-----------------|-----------|---|-----------|--------|------|-----------|-------|
| Use Code | Description | LUC Fact | No of Units | Depth / PriceUnits | Unit Type | Land Type | LT Factor | Base Value | Unit Price | Adj | Neigh | Neigh Infl | Neigh Mod | Infl 1 | % | Infl 2 | % | Infl 3 | % | Appraised Value | Alt Class | % | Spec Land | J Code | Fact | Use Value | Notes |
| 101 | One Family | | 13600 | | Sq. Ft. | Site | | 0 | 70. | 0.55 | 6 | | | Topo | -10 | | | | | 521,637 | | | | | | 521,600 | |

IN PROCESS APPRAISAL SUMMARY

| | | | | | |
|--------------|-----------------|--------------------------------|------------|------------|-------------|
| Use Code | Land Size | Building Value | Yard Items | Land Value | Total Value |
| 101 | 13600.000 | 245,800 | | 521,600 | 767,400 |
| | | | | | |
| | | | | | |
| | | | | | |
| Total Card | 0.312 | 245,800 | | 521,600 | 767,400 |
| Total Parcel | 0.312 | 245,800 | | 521,600 | 767,400 |
| Source: | Market Adj Cost | Total Value per SQ unit /Card: | 465.94 | /Parcel: | 465.94 |

PREVIOUS ASSESSMENT

| | | | | | | | | | | |
|--------|-----|-----|------------|-----------|-----------|------------|-------------|---------------|---------------|------------|
| Tax Yr | Use | Cat | Bldg Value | Yrd Items | Land Size | Land Value | Total Value | Asses'd Value | Notes | Date |
| 2022 | 101 | FV | 245,800 | 0 | 13,600. | 521,600 | 767,400 | | Year end | 12/23/2021 |
| 2021 | 101 | FV | 250,900 | 0 | 13,600. | 579,600 | 830,500 | | Year End Roll | 12/10/2020 |
| 2020 | 101 | FV | 250,900 | 0 | 13,600. | 579,600 | 830,500 | 830,500 | Year End Roll | 12/18/2019 |
| 2019 | 101 | FV | 202,400 | 0 | 13,600. | 571,300 | 773,700 | 773,700 | Year End Roll | 1/3/2019 |
| 2018 | 101 | FV | 202,400 | 0 | 13,600. | 438,800 | 641,200 | 641,200 | Year End Roll | 12/20/2017 |
| 2017 | 101 | FV | 202,400 | 0 | 13,600. | 414,000 | 616,400 | 616,400 | Year End Roll | 1/3/2017 |
| 2016 | 101 | FV | 202,400 | 0 | 13,600. | 380,900 | 583,300 | 583,300 | Year End | 1/4/2016 |
| 2015 | 101 | FV | 199,200 | 0 | 13,600. | 356,000 | 555,200 | 555,200 | Year End Roll | 12/11/2014 |

SALES INFORMATION

| | |
|---------|-----------|
| Grantor | Legal Ref |
|---------|-----------|

